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[CLICK ON HERE FOR THE EXECUTIVE DIRECTOR OF THE COMMUNITY
DEVELOPMENT COMMISSION'S REPORT DATED JUNE 2, 2015](#)

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NOVEMBER 16, 2015](#)

Community Development Commission

June 2, 2015

TO: Each Supervisor

FROM: Sean Rogan, Executive Director



SUBJECT: STATUS OF A JOINT DEVELOPMENT MEMORANDUM OF UNDERSTANDING BETWEEN THE COMMUNITY DEVELOPMENT COMMISSION AND THE METROPOLITAN TRANSPORTATION AUTHORITY

On March 3, 2015 the Board of Supervisors adopted a Motion by Supervisor Mark Ridley-Thomas, directing the Community Development Commission (CDC), to negotiate a Memorandum of Understanding (MOU) with the Los Angeles County Metropolitan Transportation Authority (Metro) for the joint development of County-owned properties at 3606 W. Exposition Boulevard and 923 E. Redondo Boulevard and adjacent Metro properties. The County-owned properties are anticipated to be vacated and made available for development in June 2017 after the Chief Executive Office and affected County departments arrange for the relocation of operations and facilities.

The parties have reviewed Metro's Joint Development Policies and Procedures as revised in May 2009. Metro and the CDC discussed a draft scope of work for services, a preliminary budget including estimated third-party costs, and roles and responsibilities for development approaches over Metro's estimated five-year planning and development period.

Based upon the discussions to date, the parties developed a draft MOU between Metro and the CDC for a Crenshaw/LAX Line joint development partnership. The draft agreement focuses on the initial planning stages that would lead to the creation of site specific development guidelines in accordance with Metro's joint development process. Effectuating the joint development relationship between Metro and the CDC/County is largely dependent upon a determination as to whether the County seeks to retain land ownership. Finalization of the MOU will follow additional discussions over the course of the next month.

If you have any questions or need further information, please contact me at (626) 586-1500 or Corde Carrillo, Director of Economic and Housing Development at (626) 586-1800.

F:/home/EHD common:/m-Metro CDC Negotiation Status Report 6-2-2015

c: Each Deputy



SACHI A. HAMAI
Chief Executive Officer

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Fifth District

November 16, 2015

To: Supervisor Michael D. Antonovich, Mayor
Supervisor Hilda L. Solis
Supervisor Mark Ridley-Thomas
Supervisor Sheila Kuehl
Supervisor Don Knabe

From: Sachi A. Hamai
Chief Executive Officer

REPORT ON PURSUING TRANSIT ORIENTED DEVELOPMENT OPPORTUNITIES ALONG THE CRENSHAW/LAX TRANSIT LINE (ITEM NO. 4, AGENDA OF MARCH 3, 2015)

On March 3, 2015, the Board directed the Chief Executive Office (CEO) to work with the Probation Department (Probation) and Department of Public Works (Public Works) to determine the space needs and plan the relocation of Probation's Crenshaw office staff currently occupying 3606 West Exposition Boulevard to 3965 South Vermont Avenue. Also, the CEO was directed to determine the space needs and plan the relocation of staff and activities currently occupying 3965 South Vermont Avenue to allow for renovation of the facility. Furthermore, the Board directed the CEO to work with the Department of Public Social Services (DPSS) to relocate all activities at 953 East Redondo Boulevard and declare the property no longer needed for County purposes.

Probation's Crenshaw Office

The Probation Crenshaw office located at 3606 West Exposition Boulevard has approximately 119 Probation staff providing various services to adults and juveniles. These services include camp community transition, financial evaluation, juvenile intensive gang supervision, adult supervision, narcotics testing unit, and school-based supervision.

Probation has submitted plans for the proposed Probation Crenshaw replacement office with a staffing requirement of up to 160 staff. The increase in staff is required to meet

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growing program needs and adequately cover the office's service area. Probation and CEO staff are currently reviewing the increased staffing requirement and associated space and parking needs.

The County-owned property at 3965 South Vermont Avenue, considered for the relocation of the Probation Crenshaw office, will accommodate the increased Probation staff requirement.

Public Works has recently revised a 2012 building assessment report for 3965 South Vermont Avenue, and updated the estimate cost to renovate the building (Attachment A). The building was built in 1966 and needs a complete renovation and replacement of all systems to accommodate the proposed Probation Crenshaw program. The estimated cost to renovate is \$25,794,000. The estimated annual debt service for a 15-year financing of the renovation project is \$2,284,000. The project will require 30 months to complete.

This project will require existing County and non-County programs housed in the building to be relocated before work can commence.

Programs currently at 3965 South Vermont Avenue

Probation's Central Placement and Juvenile file storage are located at 3965 South Vermont Avenue. These two programs require approximately 33,000 square feet of office and storage space.

We have identified a County-owned building that may work for these two programs. However, if the County-owned building does not work, CEO Real Estate has located a possible building to lease. The annual cost for the proposed lease is estimated at \$1,300,000. Also, this leased building may provide adequate space to accommodate all of the existing County programs housed at 3965 South Vermont Avenue. The leased building could be made ready for occupancy by September 2016.

3965 South Vermont Avenue currently provides space for a non-County program. A notice to vacate would be provided to this program, consistent with the renovation schedule.

Each Supervisor
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Public Social Services at 923 East Redondo, Inglewood

DPSS currently uses 923 East Redondo for various training and storage needs. DPSS will relocate trainings to available space within existing offices, and vacate the 923 East Redondo building by early 2017.

Should you have any questions or require additional information, please contact Brad Bolger, Capital Programs, at (213) 974-1360, or by email at bbolger@ceo.lacounty.gov.

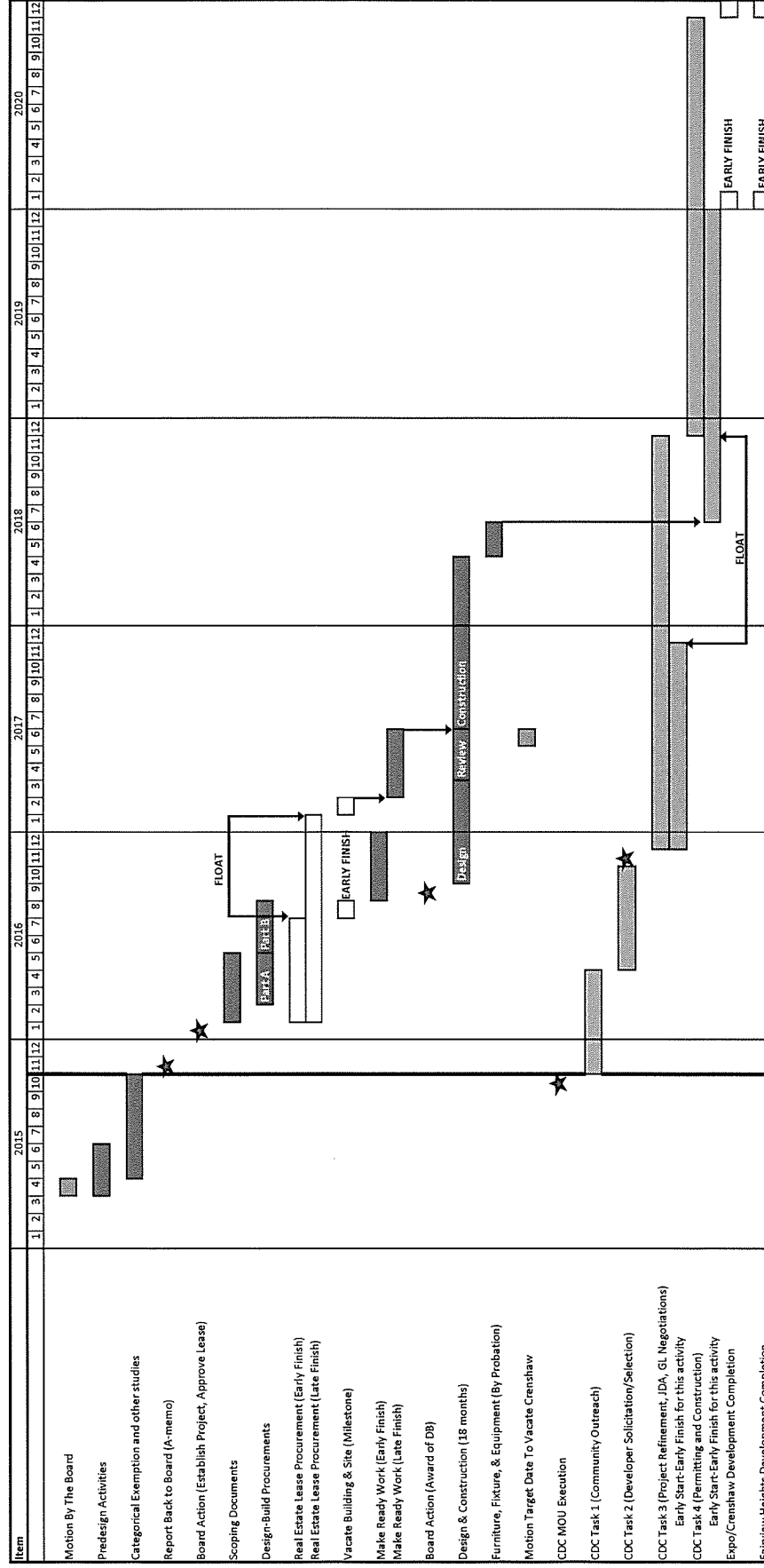
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c: Executive Office, Board of Supervisors
 County Counsel
 Probation
 Public Social Services
 Public Works

3965 South Vermont Ave Renovation
Total Project Cost Estimate
October 2015

Project Activity	Total Project Budget
Land Acquisition	\$ 0
Construction	
Design-Build Contract	\$ 18,585,000
Stipends	\$ 200,000
Design Completion Allowance	\$ 1,858,000
Change Orders	\$ 2,104,000
Civic Arts	\$ 188,000
Subtotal	\$ 22,935,000
Programming/Development	\$ 160,000
Plans and Specifications (Scoping Documents and Demolition)	\$ 251,000
Consultant Services	
Environmental Services	\$ 45,000
Hazardous Materials Monitoring	\$ 75,000
Geotechnical Testing and Inspection	\$ 100,000
Materials Testing and Inspection	\$ 250,000
Cost Estimating	\$ 50,000
Subtotal	\$ 520,000
Miscellaneous Expenditures	
ISD Countywide Contract Compliance	\$ 55,000
Printing	\$ 5,000
Subtotal	\$ 60,000
Jurisdictional Review/Plan Check/Permit (Building and Safety)	\$ 439,000
County Services	
Contract Administration	\$ 125,000
Project Management	\$ 827,000
Secretarial	\$ 32,000
Document Control	\$ 140,000
Project Technical Support	\$ 125,000
Consultant Contract Recovery	\$ 180,000
Subtotal	\$ 1,429,000
Total	\$ 25,794,000

3965 South Vermont Avenue Renovation
Schedule Analysis:
October 29, 2015



COUNTY

DPW Activity

County BOS Action

County CEO Real Estate

CDC Activity

OTHER AGENCIES

METRO Activity